

GENERAL PLAN



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City of Seaside, California

March 6, 1980



GENERAL PLAN

THE CITY OF LOS ANGELES
PLANNING DEPARTMENT

Page 1 of 1

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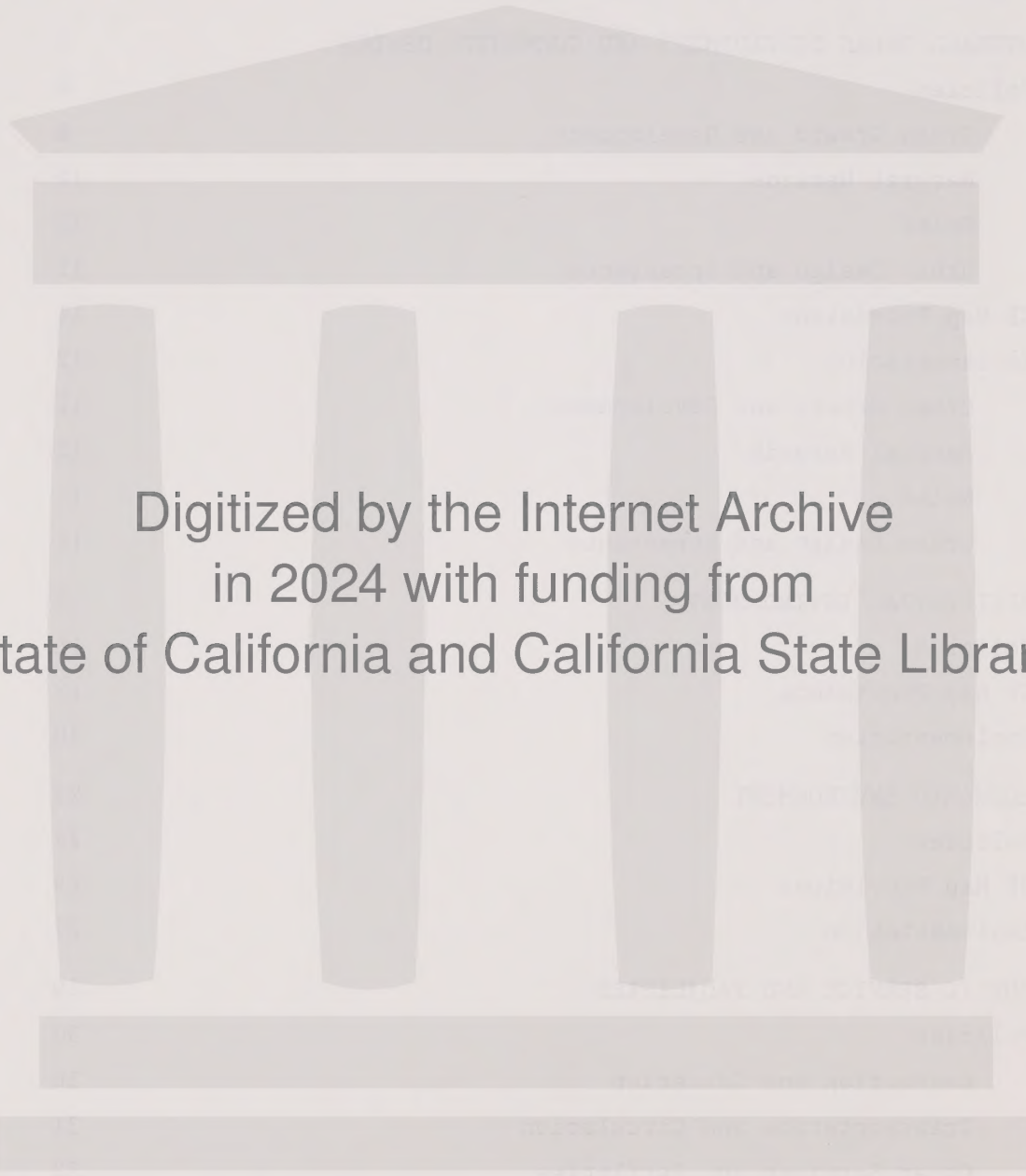
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I. INTRODUCTION

This General Plan (GP) is the seventh major report produced in the Seaside General Plan Revision Program. This report, consisting of the General Plan text and the accompanying General Plan map, was submitted to the Planning Commission and City Council for public hearings. The General Plan was approved by the Planning Commission on February 27, 1980, and adopted by the City Council on March 6, 1980. The General Plan as adopted is the culmination of 15 months work devoted to revising the 1965 General Plan. Over the course of this period, two preliminary drafts of the Revised General Plan text and three preliminary drafts of the Revised General Plan map were circulated and displayed in the community. This General Plan evolved through a series of meetings with the General Plan Advisory Committee (GPAC), composed of members of the City Council and Planning Commission, and the General Plan Subcommittee of the Community Development Advisory Committee (CDAC), and numerous meetings with City Staff and members of the public on the previous drafts of the plan. This report incorporates the comments and suggestions of these various groups and individuals to the greatest extent possible.

The other reports which were prepared by Duncan & Jones for this program, and from which this General Plan is evolved, are as follows:

Modified Draft General Plan, November 30, 1979.

Draft General Plan, July 23, 1979.

Data Base and Information Resources, April 23, 1979.

Sketch General Plan, February 14, 1979.

Issues and Policy Choices, November 20, 1978.

Background Information and Guidelines for the Advisory Committee,
October 20, 1978.

The 1965 General Plan was recognized to be of limited relevance as input to this program to revise the City's General Plan; several general plan elements adopted by the City subsequent to 1965 were reviewed, and their policy content that retains validity were integrated within the GP. Recently

adopted elements of particular significance include:

- Noise Element of the General Plan, prepared by Earth Metrics, Inc., May 13, 1977.
- Environmental Safety Element, prepared by Earth Metrics, Inc., May 13, 1977.
- Recreation, Open Space and Conservation Element, prepared by City staff and adopted by the Council December 6, 1973.

The 1978 Community Development and Housing (CD/H) Plan and the Economic Development Implementation Program (1978) prepared by Duncan & Jones were also reviewed and constitute major policy inputs for the GP.

It should be noted that the geographic context of the current general plan revision program has focused on the existing city area exclusive of land within the Fort Ord Military Reservation. Portions of the city which remain within the Local Coastal Zone and are currently being addressed in the City's Local Coastal Plan and the parcels within the Laguna Grande Redevelopment Subarea currently the subject of specialized analysis and study are reflected in the GP in terms of the most recent designations and determinations applied to these areas. The GP should be augmented with the policies and program statements currently being developed for these areas after their completion and adoption by the City.

WHAT IS A GENERAL PLAN?

The General Plan consists of a written text and a General Plan map which together provide a comprehensive framework of City policies which are intended to serve as the basis for long term public and private actions and decisions, as defined under the provisions of the California Planning and Zoning law. This General Plan is a composite of many policies, programs, and intended actions designed to:

- Guide and coordinate the physical, social and economic development of the community.
- Establish desired and feasible levels of municipal services including

equitable provisions for allocating service costs.

- Provide an expression of City policy, based on community priorities and values, to guide and coordinate activities involving other local, regional, state and federal agencies and programs.

Several criteria have been applied in the preparation of this General Plan that serve to distinguish it from many other General Plans. First, it has been recognized that to be effective the plan should be prepared in a form which readily permits supplementation and amendment. It is hoped that the loose-leaf format, and the presentation on a chapter-by-chapter basis will serve this purpose, and avoid the monolithic take-it-or-ignore-it character of many General Plans. Second, to enable the Plan text to be capable of adoption and execution as a legislative document to the greatest extent possible narrative text has been kept to a minimum. Further, the General Plan is concise, and addresses only the goals and policies to be followed and implementation efforts these imply or require. Third, to a great extent the policies have been formulated from the standpoint of what is achievable and feasible, now or in the relatively short-term future. While this may diminish the visionary or utopian character of the Plan to some extent, it is increasingly less acceptable to set planning objectives or policies which are not implementable from a practical standpoint or which have only a decorative purpose. In some instances, the expression of the policies has involved difficult trade-offs between conflicting purposes or values. The results are not likely to please everyone, and in some cases represent the apparently least undesirable of several less than satisfactory alternatives.

GENERAL PLAN MAP

The General Plan map in its adopted form is an important document since it represents a clear and graphic expression of the future development pattern desired in and by the City, consistent with policies contained in the General Plan text. The GP map (See Figure 1, inside back cover) is expressed in terms of use categories which are organized into three main categories:

RESIDENTIAL*

- 0- 9.9 units per net acre (Density type 1)
- 10-14.9 units per net acre (Density type 2)
- 15-19.9 units per net acre (Density type 3)
- 20-24.9 units per net acre (Density type 4)
- 25+ units per net acre (Density type 5)

COMMERCIAL

- Retail: Primary
- Retail: Shopping Center
- Retail: Neighborhood
- Professional Office
- Visitor-Serving Commercial
- Automobile Sales and Service
- Heavy Commercial

PUBLIC AND SEMI-PUBLIC

- Recreation, Parks and Open Space
- Schools
- Governmental Facilities
- Utilities
- Semi-Public, Institutions.

The distribution of land uses designated on the General Plan map, as adopted by the City, will become the basis for adjustment and redefinition of zoning districts in order to achieve consistency as required by State Law (Government Code Article 65860). Furthermore, the land use provisions of several completed Redevelopment Projects should also be adjusted to meet consistency requirements (Government Code Article 33331). At the same time, it is important to bear in mind that the General Plan map cannot reflect the quality and character desired in a particular land use category in a specific location except in very general terms. The General Plan map indicates the predominant use of land recommended in each area, and does not preclude minor deviations from the overall pattern.

* Residential uses are expressed in density terms, rather than by structure type. For example, single family units may occur in Density type 2 as well as in Density type 1, with townhouse units.

It does not reflect every church, institutional, commercial, single- or multi-family residential use that may exist in areas designated for other uses, nor should it be interpreted as recommending or requiring their removal.

UPDATING, AMENDING AND IMPLEMENTING THE GENERAL PLAN

There is always a need to update and amend General Plans over time. The General Plan is based upon analyses and assumptions concerning social, economic and physical conditions, and this basic information is subject to periodic change and refinement. Each year, the City should review the Plan and, if necessary, update its supporting data in the light of new conditions and information. However, proposed changes should always be evaluated with regard to their environmental impact and to their consistency with the balance of the document.

Both the City Council and the Planning Commission must hold a public hearing prior to amending the General Plan. If amendment of zoning provisions is also required, a two week period must elapse prior to the public hearing for rezoning. This prohibits concurrent action to amend the General Plan and Zoning Ordinance at the same meeting. The two processes have been separated in order to strengthen the General Plan as a policy document, and the Zoning Ordinance as an implementing device. According to State law, the General Plan cannot be amended more frequently than three times per calendar year (Government Code Article 65361).

It is intended that the final phase of the General Plan Revision program will include the preparation of an Implementation and Monitoring Program. Necessary revisions to the Zoning and Subdivision Ordinances and other development regulations of the City will be prepared to achieve consistency with the General Plan as adopted, and the product of these tasks will be a document titled the Development Management Guide.

In addition, the preparation of Specific Plans will be undertaken for those sections of the City designated in the General Plan as Special Treatment Areas.

ORGANIZATION OF THIS DOCUMENT

Each of the nine elements mandated by the State Planning and Zoning Law are contained in the General Plan although, because of their interrelatedness, the elements are synthesized rather than artificially divided into separate chapters. Appendix A identifies where each component of the mandated elements is located in this text.

The General Plan consist of four chapters in addition to this introduction:

- II Overall Urban Development and Community Design
- III Residential Environment
- IV Economic Environment
- V Public Services and Facilities

Each chapter begins with a brief statement of the existing needs and conditions to be addressed by the General Plan. This statement is followed by:

- Policies - specific expressions of City objectives and intentions regarding a given General Plan issue leading to repetitive and consistent courses of action. Each Policy is identified by a numbered reference in the left hand margin in consecutive sequence within each chapter.
- GP Map Provisions - a brief discussion of the geographic designations portrayed on the General Plan map.
- Implementation - statements of proposed specific City actions designed to achieve the stated General Plan Policies. Each action is identified alphabetically in letters in the left hand margin in sequence within each chapter.

Supporting technical material developed as a basis for General Plan policies or implementation measures is included either as an appendix to this document, or in the separate Data Base and Information Resources report.

II. OVERALL URBAN DEVELOPMENT AND COMMUNITY DESIGN

Located on Monterey Bay between the City of Monterey and the Fort Ord military reservation, the City of Seaside exists as a unique community within Monterey County. In 1976 the City of Seaside has an off-base population of 20,391 persons, or about 8 percent of the total population of Monterey County, according to data from the mid-decade census conducted by the State Department of Finance. This population total excludes the population within the portion of the incorporated area located within the Fort Ord military reservation. In addition to this population, the incorporated area includes about 57 percent of the on-base residents of Fort Ord, or about 14,000 persons, producing a total estimated 1979 population of 34,350.* The area within Fort Ord is not specifically addressed within this document, as it is assumed that it will continue as a military base for the foreseeable future.

The non-military area of Seaside is almost entirely developed. In April 1979, only 90 net acres, or about 7 percent of the total net City acreage, was vacant and available for further development. Since developable land is such a scarce resource, policies governing new development and the improvement of existing areas are given especial emphasis in the General Plan. Therefore the primary urban development and community design goals expressed in the General Plan (GP) are:

- To ensure that new development is of the highest possible quality and most appropriate to the needs of the community.
- To ensure that new development will enhance and complement those existing uses which are to be retained, and to minimize potential negative impacts upon them.
- To seek to improve the appearance and design quality of the community as a whole.

* State Department of Finance, Population Research Unit. Population Estimates of California Cities and Counties, Report 79 E-1. Sacramento, January 1979.

GP policies and implementation measures are organized in this chapter under the following headings:

- Urban Growth and Development
- Natural Hazards
- Noise
- Urban Design and Appearance.

Basic data relating to these issues have been compiled in a separate Data Base and Information Resources document. Material of particular relevance is contained in the following sections:

- II Population Characteristics and Projections
- III Land Use, Zoning and Planning
 - X Noise
- XI Environmental Hazards.

POLICIES

URBAN GROWTH AND DEVELOPMENT

- 1 The City, in conjunction with LAFCO, will establish Seaside's future sphere of influence. Seaside will encourage a balance between industrial, commercial and residential development within its sphere of influence.
- 2 The City will emphasize the continued development and strengthening of appropriate commercial activities in Seaside and the stabilization of viable residential areas.
- 3 Intensified development, expansion and revitalization of the existing primary retail area with downtown commercial, office and appropriate mixed use activities will be actively promoted by the City.
- 4 The City will seek to minimize potential land use conflicts by:
 - a. defining compatible groups of activities and designating

- appropriate locations;
- b. separating incompatible types of uses, and
- c. requiring appropriate development standards and buffers to control off-site impacts.

- 5** The City will designate Special Treatment Areas (STAs) for selected locations which offer opportunities for development for more than a single category of land use, in which flexible but comprehensive planning efforts will be undertaken to achieve their potential.

Table 1
SPECIAL TREATMENT AREAS
City of Seaside, California

<u>Area</u>	<u>Approximate Location</u>	<u>Recommended Land Uses</u>
I	Clementina and Terrace	<u>Primary Retail</u> 15-20 Resid. Units/Net Acre
II	Broadway and San Lucas	<u>Primary Retail</u> 20-25 Resid. Units/Net Acre
III	Palm and Alhambra	<u>Primary Retail/Professional Office</u> 15-20 Resid. Units/Net Acre
IV	Canyon Del Rey and Amador	<u>Visitor Commercial/Professional Office</u> 15-20 Resid. Units/Net Acre
V	Francis and Tierra	<u>Professional Office</u> 10-15 Resid. Units/Net Acre
VI	Ord Grove and Fremont	Visitor Commercial/Automobile/ Professional Office

- 6** The City will undertake or commission studies designed to evaluate the physical and fiscal capacity and effectiveness of its water, sanitary sewer, storm drainage and service delivery systems in order to determine its ability to service additional growth.
- 7** Urban development will only occur at a time and location that is appropriate and consistent with the ability of local public agencies to provide it with public services and facilities in an adequate and efficient manner.

- 8 The City will seek to preserve and maintain the remaining appropriate open space lands for the preservation of scenic views and compatible outdoor recreational activities.

NATURAL HAZARDS

- 9 The City will require geologic, seismic and soils analyses and necessary design mitigation for major projects and structures having a low acceptable risk proposed in identified zones having a geohazard and rating of V or greater. (See Appendix B)
- 10 The City will require geologic, seismic and soils analyses for all critical structures and those needed after a disaster.
- 11 No development designed for human occupancy will be permitted within 50 feet of fault traces mapped by the State Geologist or other recognized authority.
- 12 Areas subject to potential flood hazard will be identified and necessary action taken to ensure the protection of life and property.

NOISE

- 13 The City will seek to maintain maximum outdoor noise levels of 60 dBA (CNEL) in existing residential areas. Efforts will be made to mitigate high existing noise levels in areas experiencing 70 dBA (CNEL) or greater.
- 14 The City will discourage new residential development in areas with a maximum projected outdoor noise level over 60 dBA (CNEL) and will require indoor noise levels of not more than 45 dBA (CNEL) after project construction.
- 15 The City will encourage the location of noise sensitive land uses away from high noise areas, or require that effective mitigation be provided to control potential negative impacts. (See Appendix C)

- 16** The City will continue to participate actively in the multi-jurisdictional approach to airport noise which it has initiated with the cities of Monterey, Del Rey Oaks, Pacific Grove, and Monterey County. These efforts should be closely coordinated with concerns expressed by citizen groups.
- 17** Transportation and land use planning will be coordinated to promote acceptable noise levels for specific types of urban activities.

URBAN DESIGN AND APPEARANCE

- 18** Entry points to Seaside will be identified by well-designed landscaped entrances reflecting a concern for civic beauty, in order to promote civic pride and the economic and social advancement of the City.
- 19** In addition to incorporating the use of high quality design and the provision of an adequate level of amenities, all new development in Seaside will attempt, through building orientation, to maximize energy savings.
- 20** The City will actively promote Seaside's beautification by planting street trees and landscaping public rights-of-way.
- 21** Signs will be strictly regulated in order to minimize their impact on the visual environment.
- 22** Overhead utility lines and poles will gradually be removed in central areas and ultimately throughout the City.
- 23** The City will pursue the rehabilitation of existing blighted areas by planning, coordinating and implementing a variety of programs using a combination of private and public funding sources.

GP MAP PROVISIONS

The GP map (See Figure 1) portrays the City's policies regarding the future distribution of development and activities within Seaside. Six Special Treatment Areas (STAs) are designated on this map in locations considered

to have potential for redevelopment and intensification with a range of activities and a mixture of uses. The approximate location and recommended land uses for these areas is indicated in Table 1.

IMPLEMENTATION

URBAN GROWTH AND DEVELOPMENT

- A** Request recognition from LAFCO for a Seaside Sphere of Influence as illustrated in Figure 2.
- B** Revise the existing Zoning Ordinance, Zoning District boundaries, and Redevelopment Area Land Use Plans to implement and achieve consistency with the provisions of the revised General Plan.
- C** Prepare the Development Management Guide and Policy Manual incorporating and referencing City development ordinances and regulations.
- D** Prepare a five-year Capital Improvements Program (CIP) to prioritize and coordinate major public works projects.
- E** Prepare precise plans and development ordinances to guide and implement development opportunities in Special Treatment Areas.
- F** In order to provide new and comprehensive rules and regulations for subdivisions, the City of Seaside will prepare and cause to be adopted a subdivision regulation ordinance.

NATURAL HAZARDS

- G** Enforce City policies requiring geologic studies for certain types of structures in areas of projected seismic risk.
- H** Update the Development Management Guide and the General Plan Data Base on an annual basis to incorporate new information on seismic hazards and geologic conditions as it becomes available.

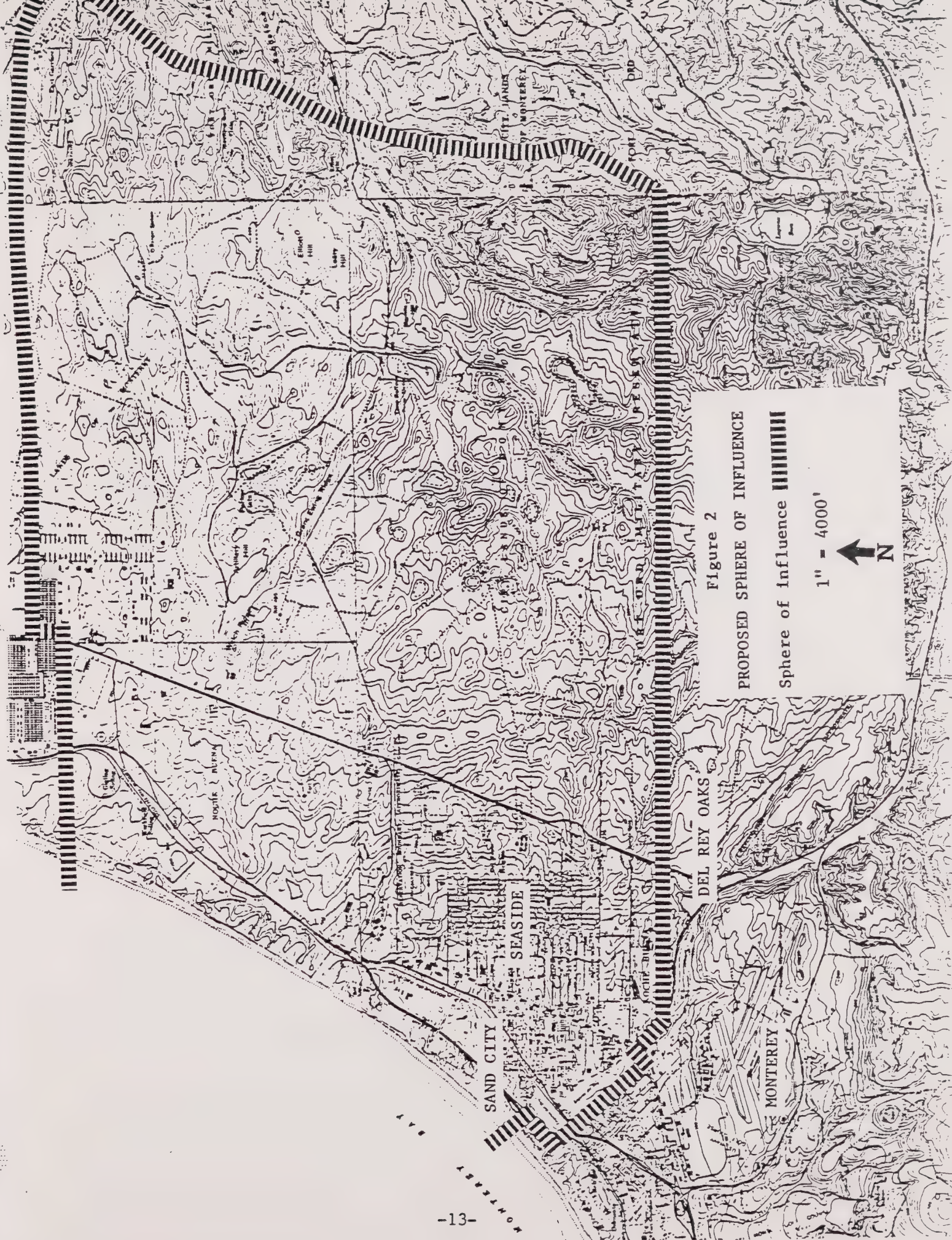


Figure 2
PROPOSED SPHERE OF INFLUENCE
Sphere of influence

1" = 4000'
N

- I Conduct a hazard reduction program for existing development in high risk zones. Inspect structures for conformance with the Building Code, with priority for inspection given to emergency and critical facilities, older structures, and public facilities.
- J Provide information to the public on the cost, benefits and availability of earthquake and flood insurance.
- K Review existing requirements and regulations relating to the mitigation of flood hazards, and revise as necessary.

NOISE

- L Adopt a noise ordinance providing for the control of noise-generating activities and for the protection of noise-sensitive facilities.
- M Develop an effective noise quality enforcement program including environmental impact assessment, plan inspections, and field monitoring.
- N Pursue the feasibility of a noise barrier program in conjunction with proposed improvements along major streets such as Canyon Del Rey.
- O Continue to monitor current and projected noise levels generated by the operation of the Monterey Peninsula Airport, and seek to avoid increased exposure to such noise within the City.

URBAN DESIGN AND APPEARANCE

- P Utilize the Community Development Block Grant Program to promote comprehensive improvements in blighted and deteriorating areas.
- Q Undertake a street tree planting program in cooperation with local organizations and neighborhood groups.
- R Landscape and beautify entry points to the City as well as major street rights-of-way.

- S** Continue programs to underground utility wires and utility poles in coordination with other street and utility improvements.
- T** Define design review standards for evaluating development proposals.
- U** Continue efforts to upgrade the effectiveness of the Seaside Board of Architectural Review and strengthen its educational as well as its regulatory potential.
- V** Investigate the feasibility of establishing a Community Design Center in Seaside to assist local residents and businesspersons to upgrade and develop their property.

III. RESIDENTIAL ENVIRONMENT

The California Government Code [Section 65302(c)] requires all localities to include in their general plans a housing element which:

1. Consists of "standards and plans for the improvement of housing and for the provision of adequate sites for housing," and
2. "makes adequate provision for the housing needs of all economic segments of the community."

In 1977, the California Department of Housing and Community Development issued their guidelines for the preparation of Housing Elements. According to these guidelines, every five years each City shall analyze local housing problems and develop or revise a comprehensive program aimed at alleviating unmet needs. Local housing programs should support the following three policy objectives:

- "1. the provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
2. the provision of housing selection by location, type, price, and tenure.
3. the development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services."

The goal of housing policies in the GP is the provision of a decent home and a satisfying residential environment for Seaside's residents, and implementation of policy objectives established by the State Housing Element Guidelines. Background information and data on the magnitude and character of Seaside's housing needs and the housing stock are provide in Appendix D, and additional technical information is included in the report Data Base and Information Resources.

POLICIES

- 1 The City recognizes that the housing assistance needs of Seaside's low- and moderate-income residents are a public as well as private responsibility.

A variety of programs will be undertaken designed to meet an average of 5 percent of total existing housing needs per year.

- 2 The City will regulate new and existing residential development so as to foster and maintain a variety of housing types, densities and costs, while preserving the character of individual neighborhoods.
- 3 The City will actively promote the rehabilitation of deteriorating units in viable neighborhoods, or their replacement with new structures of a density and type similar to the majority in the immediate vicinity.
- 4 The City will ensure that housing units in areas which are currently free of blighted conditions are preserved and maintained with the minimum expenditure of public funds.
- 5 The City will assist residents who are displaced by redevelopment or renovation projects to find suitable replacement within the community.
- 6 The City will encourage active community participation in reviewing and updating housing policies and programs.
- 7 Controls will be exercised over the design and siting of new residential development to ensure that compatibility with adjacent land uses is achieved, that energy savings are maximized, and that adequate landscaping, open space, and other amenities are provided.
- 8 Moderate density residential development characterized by a greater proportion of attached housing units and Planned Unit Developments (Cluster Housing) will be encouraged adjacent to commercial areas and in those limited portions of the City characterized by a transition from single-family to higher-density multi-family or non-residential uses.
- 9 Strict landscaping and design criteria will be adopted and enforced in multi-family developments to ensure their long-term viability and to protect the amenities of existing development.

10 Mixed use commercial/residential development will be restricted to the Special Treatment Areas I through V (See Table 1).

11 The City will only allow new development to occur if it has or will have infrastructure capacity and service capability adequate to service the new development. New residential development will be required to pay for all of the incremental public and infrastructure expansion costs which it generates.

GP MAP PROVISIONS

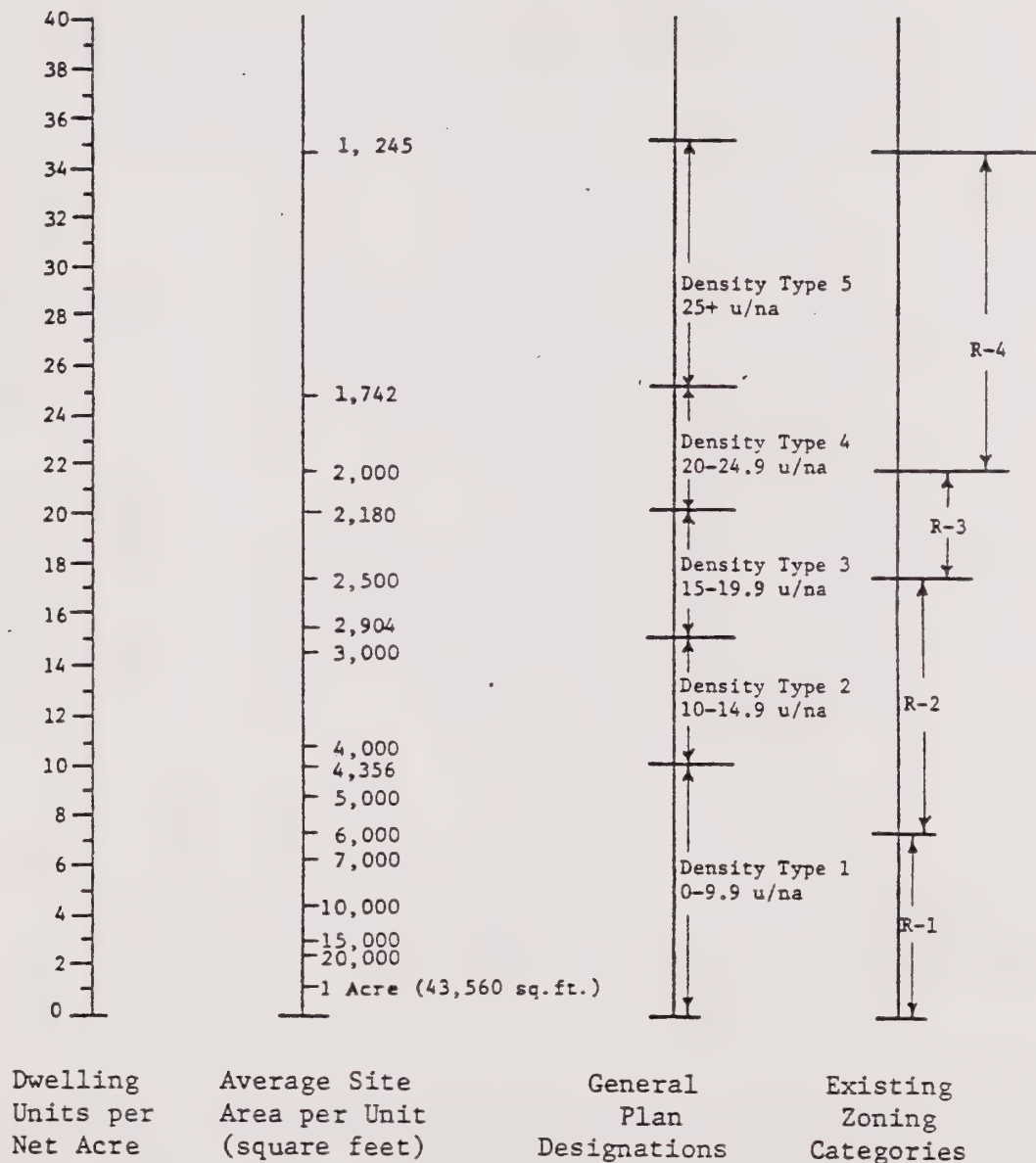
Seven residential categories are inciated on the GP map. The first five of these catogoreis are defined by the average density range which they permit on an areawide basis. These density categories are compared to existing zoning classifications and the required lot size in Figure 3.

- Density Type 1: 0-9.9 dwelling units per net acre¹ -- permitting a minimum lot size of about 4,400 square feet, primarily designed to accommodate single-family development and planned unit development with an average overall density within the indicated range (approximately R-1 density).
- Density Type 2: 10-14.9 dwelling units per net acre -- permitting site areas averaging 4,400 to 2,900 square feet, primarily for small multi-family structures such as duplexes and triplexes, mixed with existing single-family development (approximately R-2 density).
- Density Type 3: 15-19.9 dwelling units per net acre -- permitting average site areas of 2,900 to 2,200 square feet (R-2 and R-3 density).
- Density Type 4: 20-24.9 dwelling units per net acre -- permitting sites which average 2,200 to 1,700 square feet in size, primarily consisting of multi-family structures (R-3 and R-4 density).

¹ Net residential acreage excludes land devoted to public rights-of-way (e.g., streets, alleys, etc.) and non-residential uses.

Figure 3

RELATIONSHIP BETWEEN DWELLING UNIT DENSITY,
AVERAGE LOT SIZE AND RESIDENTIAL LAND USE CATEGORIES
City of Seaside, California



- Density Type 5: 25-35 dwelling units per net acre -- permitting an average site area of 1,700 to 1,200 square feet, consisting almost entirely of high-density multi-family units (approximately R-4 density).
- Mobile Homes: separately identified without a density specifically defined. The density of existing mobile home parks is just over 15 units per acre.

In addition to the residential categories described above, five of the six Special Treatment Areas are indicated for a mixture of residential and commercial activities as described in Chapter II. Net acreage devoted to each residential category is shown in Table 2.

In accordance with the goals and policies of this chapter, the densities indicated on the GP map are usually approximate those which would be achieved if currently vacant and underutilized parcels and those containing non-rehabilitable units were to be developed at densities currently prevailing in the local area, rather than the higher densities which the current zoning districts would permit. Figure 3 illustrates the zoning districts which roughly correspond to the GP categories. It should be recognized that zoning ordinance provisions relate to types of structures (e.g., attached vs. detached structures) and to the number of units allowed on each parcel, whereas the General Plan residential categories relate to average areawide densities.

IMPLEMENTATION

- A** Continue to coordinate and implement Federal Community Development Block Grant, Section 312 and CHFA Neighborhood Preservation housing rehabilitation programs.
- B** Pursue opportunities to expand housing rehabilitation efforts utilizing the State Marks-Foran and/or Federal FHA Section 207 and Section 223 (F) programs.
- C** Initiate active code enforcement efforts possibly including participation

Table 2

NET ACREAGE OF GP MAP LAND USES¹
City of Seaside, California

Census Tracts and Traffic Zones	Total	Residential						Special Treat- ment Areas			Commercial					Public & Semi-Public					
		0-9.9 U/NA	10-14.9 U/NA	15-19.9 U/NA	20-24.9 U/NA	25+ U/NA	Mobile Home Park		Retail Primary	Retail Shopping Center	Retail Neigh- borhood	Profes- sional Office	Visitor Serving Commer.	Auto Sales & Service	Heavy Commer.	Recre- & Open Space	Schools	Govern. Facili- ties	Utili- ties	Public Instit.	Churches
Grand Total	1285.8	653.2	110.5	26.7	4.1	7.5	9.3	48.1	35.0	41.0	7.1	1.1	32.9	32.7	16.5	97.1	93.6	11.2	8.0	20.7	29.5
Total CT-135	263.2	205.5	8.5	1.7	-	-	0.5	-	-	-	1.1	-	-	-	-	11.2	15.5	-	7.3	-	16.9
2-32-010 I	93.7	76.3	5.2	-	-	-	-	-	-	-	1.1	-	-	-	-	3.0	4.4	-	1.5	-	7.2
32-020 II	59.3	44.5	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2	9.8	-	0.5	-	2.5
32-030 III	110.2	84.7	3.3	1.7	-	-	0.5	-	-	-	-	-	-	-	-	6.0	1.3	-	0.5	-	12.2
Total CT-136	187.4	74.8	28.0	15.8	2.3	1.1	4.8	-	2.5	9.1	-	1.1	1.6	-	-	8.6	32.8	-	-	-	4.9
2-33-010 IV	33.6	5.6	12.2	9.9	2.3	-	-	-	2.5	-	-	1.1	-	-	-	-	-	-	-	-	-
33-020 V	30.2	12.8	12.3	2.9	-	-	-	-	-	-	-	-	-	-	-	2.0	-	-	-	-	0.2
33-030 VI	123.6	56.4	3.5	3.0	-	1.1	4.8	-	-	9.1	-	-	1.6	-	-	6.6	32.8	-	-	-	4.7
Total CT-137	127.9	12.4	44.6	4.6	1.2	2.9	4.0	22.6	10.6	16.9	-	-	-	-	-	1.9	1.6	3.1	1.1	0.2	0.2
2-30-010 VII	68.7	3.6	11.4	1.8	1.2	2.9	4.0	12.3	10.6	16.9	-	-	-	-	-	-	1.6	1.4	1.0	-	-
30-020 VIII	59.2	8.8	33.2	2.8	-	-	-	10.3	-	-	-	-	-	-	-	1.9	-	1.7	0.1	0.2	0.2
Total CT-138	234.5	178.8	6.6	2.8	-	-	-	-	-	-	0.2	-	-	-	-	15.6	27.6	0.5	1.4	0.4	0.4
2-31-010 IX	134.8	115.0	6.6	2.8	-	-	-	-	-	-	0.2	-	-	-	-	8.3	-	-	0.9	0.4	0.6
31-020 X	99.7	63.8	-	-	-	-	-	-	-	-	-	-	-	-	-	7.3	27.6	0.5	0.5	-	-
Total CT-139	210.1	155.2	3.5	1.8	0.6	3.5	-	-	-	-	5.8	-	-	-	-	-	12.4	-	2.2	19.2	5.9
2-28-010 XI	101.9	75.8	3.5	1.8	0.6	3.5	-	-	-	-	5.8	-	-	-	-	-	3.9	-	1.1	-	5.9
28-020 XII	108.2	79.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.5	-	1.1	19.2	-
Total CT-140	262.7	26.5	19.3	-	-	-	-	25.5	21.9	15.0	-	-	31.3	32.7	16.5	59.8	3.7	7.6	1.0	0.9	1.0
2-29-050 XIII	47.6	-	-	-	-	-	-	-	-	15.0	-	-	8.0	-	3.7	20.9	-	-	-	-	-
29-060 XIV	112.3	26.5	3.3	-	-	-	-	14.9	2.7	-	-	-	19.2	-	-	37.6	-	7.6	0.2	-	0.3
29-070 XV	38.1	-	16.0	-	-	-	-	5.4	11.5	-	-	-	-	-	-	0.8	3.7	-	-	-	0.7
29-080 XVI	40.0	-	-	-	-	-	-	-	7.7	-	-	-	-	25.0	6.0	0.5	-	-	-	-	-
29-090 XVII	24.7	-	-	-	-	-	-	3.2	-	-	-	-	4.1	6.9	6.8	-	-	-	0.8	0.9	-

¹ Net acreage excludes 405.2 acres of streets and freeway but includes railroad right-of-way. All areas within the Fort Ord Military Reservation are excluded.

Note: U/NA - Units per Net Acre

in the Section 8 housing rehabilitation program in order to maintain rents at levels affordable by lower income residents.

- D** Initiate a land banking program to acquire vacant sites and/or those occupied by non-rehabilitable structures in suitable locations for the future construction of new housing for low and moderate income households.
- E** Give priority attention to promoting construction of Section 202 or other suitable housing for the elderly and handicapped in locations convenient to shopping and public transit.
- F** Pursue the continued expansion of Section 8 existing housing rental subsidies to reduce the over-payment problems of renters in Seaside.
- G** Review existing development regulations and revise as necessary to promote the achievement of General Plan residential policies.
- H** Continue to support the current housing counseling program of the Monterey County Housing Authority, and strengthen its linkages with appropriate social service agencies.
- I** Provide relocation assistance for households displaced by City action or private redevelopment activities.
- J** Every three years review progress in meeting residential goals contained in the General Plan. Coordinate indicated revisions in policy and/or implementation strategies with the Three-Year Community Development and Housing (CD/H) Plans.
- K** In order to encourage the construction of additional units of low and moderate income housing, the City of Seaside will, where appropriate, consider the granting of density bonuses.

IV. ECONOMIC ENVIRONMENT

Recent studies of economic issues and conditions in Seaside have identified nine primary categories of need for economic development:¹

- Need to provide land for economic development. Currently Seaside has no land zoned or suitable and available for industrial uses, and very little vacant land available in commercial districts, although a number of under-utilized parcels and deteriorating business structures do exist.
- Need to improve the physical condition of structures. While there are many businesses which are attractive in appearance and are well-maintained, there are also areas and individual businesses where physical conditions are not of high quality.
- Need to strengthen the City's tax base. The per capita assessed valuation of property in Seaside is only about one-half of the Statewide average, although implementation of Proposition 13 reduces the fiscal significance of this factor. Total sales tax revenues rebated by the State to the City are slightly higher than the State per capita average if Fort Ord residents are excluded, however a recent market analysis indicates the potential for expansion of retail sales and visitor-serving commercial activities in the City.²
- Need to improve incomes of City residents. According to the 1976 Special Census, a relatively high percentage of Seaside residents have low and moderate incomes.
- Need to improve employment opportunities. Unemployment and under-employment remains relatively high in Seaside compared with overall levels in Monterey County.
- Need to encourage opportunities for business ownership. Although many

¹ Economic Development Implementation Program (EDIP), Final Report, and the 1979 Community Development and Housing (CD/H) Plan.

² Development Analysis for the Laguna Grande Redevelopment Subareas.

businesses in Seaside are locally owned, greater opportunities for local business enterprises are needed, particularly for minority residents.

- Need to encourage local investment. Additional investment is needed to improve the physical condition of businesses, expand job opportunities and increase tax revenues.
- Need for healthy business competition. A great need exists to redefine and differentiate commercial districts by grouping compatible uses in appropriate locations.
- Need to increase local opportunities for consumer purchasing. A current need exists to expand the range of goods and services available to Seaside residents.

Policies and implementation measures contained in the GP are designed to address the economic needs cited above. Basic information on economic activities and commercial land uses is contained in the Data Base and Information Resources report.

POLICIES

- 1 In order to strengthen Seaside's sales tax revenue and employment base, the City will encourage a broad range of diversified commercial establishments to locate within its boundaries.
- 2 The City will undertake a comprehensive set of actions designed to expand the area and improve the character of the areas designated Primary Retail.
- 3 General Plan commercial categories will be defined and implemented to ensure that new commercial establishments are located near other establishments of a similar scale and character.
- 4 The Primary Retail area will have a distinctive pedestrian-oriented character. Specialty shops, eating and drinking establishments, lodgings, cultural facilities and governmental services will be encouraged to locate in centralized areas.

- 5 The City will promote the development of visitor-serving commercial activities adjacent to Laguna Grande along Canyon Del Rey and Del Monte Boulevards. Strict design, landscaping and access standards will be applied to all development in such areas.
- 6 The City will actively seek out businesses capable of promoting Seaside's economic development and provide assistance or incentives for their relocation to Seaside.
- 7 The City will cooperate with and support efforts by the local business community to upgrade the quality and vitality of commercial activities in Seaside.
- 8 The City will pursue a variety of actions designed to achieve the high standards of appearance and design quality in all commercial areas.
- 9 The City, in conjunction with private organizations, will sponsor seminars for local business people on management techniques, publicity, marketing, display of goods, merchandising, and sources of financial assistance for rehabilitating their offices/outlets.
- 10 In conjunction with appropriate agencies, the City will promote the development of employment generating industrial activities in Sand City and/or on the Fort Ord Military Reservation, if and when any portions are removed from federal government control.

GP MAP PROVISIONS

The GP map portrays the City's policies for allocating and distributing commercial activities within Seaside. Seven categories of commercial uses are portrayed as defined below:

- Retail: Primary. The Primary Retail District is located along the central portions of Broadway and Fremont and includes Special Treatment Areas I, II, and III. The pedestrian orientation of this area, as well as the mixture of retail establishments (such as specialty stores,

professional offices, civic facilities, hotels, theaters, restaurants, financial institutions, and other similar uses) contribute to the uniqueness of this category.

- Retail: Shopping Center. Three Shopping Center Districts are portrayed in the GP. These are generally located between La Salle and Phoenix fronting on Fremont; between Hilby and Kimball on Fremont; and between Del Monte and the freeway fronting on Canyon Del Rey. Typically, establishments in this category have a community-wide market area and a greater volume of customers and vehicle traffic than establishments in the Neighborhood category. For example, a furniture store, department store or supermarket would be typical anchor establishments in this category. Each of these generate a considerable amount of traffic and serve a large volume of customers. They require large parcels of land with substantial parking facilities.
- Retail: Neighborhood. Businesses in this category tend to be small in size and oriented to providing goods and services purchased on a frequent basis by residents in the immediate vicinity. In Seaside, this commercial category has been applied primarily to existing strip commercial zones on Fremont.
- Professional Offices. This category includes such activities as medical, financial and legal offices, and similar professional services. Typically they are daytime activities of an unobtrusive nature and are generally compatible with surrounding residential areas. For this reason, Professional Office activities shown on the GP map are primarily located in mixed-use Special Treatment Areas (e.g., Areas III, IV, V and VI).
- Visitor-Serving Commercial. This category is primarily intended to provide accommodations, services, amenities and entertainment for visitors to the Monterey Peninsula, although such facilities will undoubtedly be enjoyed by many Seaside residents as well. Areas designated for such uses on the GP map are located at the west end of Laguna Grande, the south end of Fremont and the north end of Fremont, including Special Treatment Areas IV and VI. The beachfront area is also designated as

Visitor-Serving Commercial, although this designation will be changed if the area is acquired by the State for open space and recreational uses.

- Automobile Sales and Service. This commercial category is designed to correspond to the uses and types of developments existing in the Gateway Automobile Center. Automobile dealerships and related service facilities are indicated subject to design, and operation controls specified in the Gateway Urban Renewal Plan.
- Heavy Commercial. Certain light industrial activities and commercial uses which are likely to produce significant noise, visual, or traffic impacts, etc. are appropriate for this category. Heavy commercial uses are indicated west of Del Monte and in the Robert's Avenue triangle.

Net acreage for GP commercial categories is contained in Table II. A representative table of specific uses illustrating activities considered to be appropriate for each commercial category is presented in Appendix E.

IMPLEMENTATION

- A** Review the City's Zoning Ordinance text and map and revise as necessary to implement General Plan economic policies.
- B** Review, and if necessary, redefine standards for the design of signs, landscaping and structures to ensure compatibility with adjoining uses according to the needs and characteristics of each type of commercial district.
- C** Undertake and coordinate a comprehensive set of actions to improve the appearance and functioning of the primary commercial area including the provision of:
 - landscaping and street trees.
 - street furniture and pedestrian amenities.

- landscaped off-street parking areas.
- financial and technical assistance to businesses to upgrade and rehabilitate their property.
- effective enforcement of the City's sign ordinance.

D Develop feasible and equitable funding strategies for needed improvements in commercial areas using a combination of private and public investment such as:

- Community Development Block Grant Program.
- Small Business Administration Section 502 and 7(a) loan programs.
- Economic Development Administration (EDA) Grants.
- HUD Urban Development Action Grants.
- Special assessment districts. e.g. for off-street parking.
- Other programs identified in the Economic Development Implementation Plan Final Report.
- Study the feasibility of designing and implementing a one-way couplet along lower Broadway and Olympia combined with concentrated pedestrian amenities and pedestrian oriented shop and restaurants.

V. PUBLIC SERVICES AND FACILITIES

The City is the responsible public agency for providing a variety of public services and facilities within its jurisdiction. State law requires that the General Plan include policies and planning provisions for local transportation and recreation services, and authorizes the inclusion of General Plan elements addressing other municipal services and facilities as well (Government Code 65302, 65303). Even when a particular type of public service is not under the direct control of the City, the General Plan may still provide a useful expression of local needs and desires with respect to service provision, and provide a basis for coordinating the actions of various responsible service providers.

One basic parameter common to many service planning issues is the size of the population to be accommodated. Even though little vacant land remains in Seaside, current zoning provisions would theoretically allow the redevelopment of large portions of the older, central portions of the city at higher than existing densities. On the other hand, it is questionable whether massive redevelopment in such areas would actually prove to be economically feasible; and lower allowable residential densities are now indicated for these areas by the General Plan. Therefore, assuming a ratio of 2.78 persons per household, the ultimate City population (excluding Fort Ord) projected under the holding capacity presented in Appendix Table D-1 is approximately 22,200 persons.

GP policies and implementation measures are organized in this chapter under the following headings:

- Recreation and education
- Transportation and circulation
- Other services and facilities

Basic data related to service planning issues are presented in the Data Base and Information Resources report.

POLICIES

RECREATION AND EDUCATION

- 1 Parks and recreational facilities will be equitably distributed throughout Seaside. Neighborhood recreational facilities will be provided in neighborhoods where they are presently lacking.
- 2 The City will provide a differentiated system of urban park and recreation facilities. This system will include tot lots, neighborhood parks, community and regional recreation facilities.
- 3 The City, with assistance and participation from the Joint Powers jurisdictions, will seek to improve and protect water quality in Laguna Grande and Roberts Lake to enhance their potential as scenic wildlife habitats and recreation areas.
- 4 The City will provide, encourage, and coordinate a diversified range of recreation and leisure time programs, designed to meet the needs of each age group, utilizing City staff and other public and private agency resources.
- 5 The City will support educational efforts designed to promote a better understanding of the characteristics, problems, and aspirations of ethnic and minority groups.
- 6 The City will promote a range of vocational rehabilitation and advancement programs designed to assist individuals in need of retraining or special services to become employable and self-sufficient.
- 7 High quality child care and/or pre-school services with fees based upon ability to pay, will be made available to working parents.
- 8 The City will coordinate with local school districts to promote the maximum public use of school and park facilities.
- 9 The City will coordinate with local school districts regarding appropriate

future uses for surplus school facilities.

TRANSPORTATION AND CIRCULATION

- 10 The City will ensure that Seaside's existing and proposed street configuration and highway network provide for the safe and convenient circulation with minimum impact on sensitive facilities and areas.
- 11 Planning and implementation of street improvements should be coordinated with the access needs of adjacent development and projected infrastructure improvements.
- 12 The City will seek to preserve and enhance the scenic quality of views from State Highway One and other roads within the Seaside Planning Area which may be designated for attention under the County Scenic Highway Element.
- 13 The City will work with other responsible agencies to ensure that the special needs of the elderly, handicapped, economic disadvantaged, and youth are respected in the design and operation of local transit systems.
- 14 Provision of safe, comfortable transit stops should be considered during the design and construction of major municipal improvements and large private developments.
- 15 The City will actively pursue a balanced transportation system which increasingly emphasizes alternative transportation modes and de-emphasizes reliance on the private automobile.
- 16 The City will cooperate with responsible regional agencies in programs designed to reduce air pollution levels from both mobile and stationary sources.
- 17 The City will support bicycling and walking as significant transportation modes which promote personal health and recreational enjoyment while minimizing energy consumption and environmental degradation.
- 18 Where possible, schools, parks and neighborhood facilities will be linked

by a continuous and extensive pedestrian system.

- 19 The City will promote the development of sidewalks which are accessible to the handicapped in all parts of the City, and particularly in commercial areas, and in the vicinity of public facilities.
- 20 The City of Seaside, in cooperation with local property owners, will explore the feasibility of establishing public off-street parking lots in those areas where on-street parking has become a recognized problem.

OTHER SERVICES AND FACILITIES

- 21 The City will evaluate the capacity and effectiveness of its water, sewerage and storm drainage systems in order to determine their ability to service additional development.
- 22 The timing and location of new development will be managed so that the City's ability adequately to accommodate the development, in terms of public services and facilities, is not exceeded.
- 23 The City will ensure that the costs of expanding City services, facilities and infrastructure to accommodate new, more intensive uses are not assessed against current residents of the City in the form of higher service fees.
- 24 The City, in conjunction with the County Health Department and other appropriate agencies, will provide health care services to Seaside's lower-income residents. The fee for these services will be based upon an individual's ability to pay.
- 25 High priority will be given to providing preventive health maintenance information to all community residents.
- 26 The City will give high priority to maintaining the effectiveness of services needed to protect the health and safety of Seaside residents.

- 27** The City will establish and test plans and procedures for protecting the lives and property of Seaside residents during potential emergency situations.
- 28** New alternatives will be sought to divert juveniles from detention in the criminal justice system.
- 29** The delivery of social services by the City of Seaside will be given priority toward filling gaps in the existing social service system, delivering services where excessive demands exceed the supply of service coverage, or as new areas of demand arise which are not being met.
- 30** The efficiency and effectiveness of all City departments will be subject to periodic review combined with formal efforts to improve service levels and performance.

GP MAP PROVISIONS

Public and semi-public facilities and major circulation facilities are portrayed on the GP map. For the most part, facilities shown on the maps are those which currently exist. However, several new recreation sites are indicated. Among the new recreation facilities indicated are the youth center located in the fire station, and Laguna Grande Regional Park along with five new neighborhood parks and the expansion of a sixth. Locations for the new and expanded park sites are tentative and will depend upon more detailed assessments of neighborhood recreation needs and land availability. Approximate locations for these facilities are:

- Contra Costa between Palm and Elm
- next to the Civic Center
- San Lucas between Olympia and Birch
- Trinity between Prospect and San Lucas
- Kimball next to the Meadowbrook Club
- expansion of park next to Del Rey Woods School

Three types of circulation facilities are indicated on the GP map:

- Arterial. Major street designed to accommodate large volumes of through-traffic.
- Collector. Major street designed to provide connecting linkages between arterials and local destinations.
- Transportation corridor. A right-of-way intended to accommodate mass transportation needs, and/or use by pedestrians and bicyclists.

Fremont, Del Monte, North-South Road, Canyon Del Rey and the central portions of Broadway are indicated as arterials. Collectors are indicated along part or all of the following streets:

- Ord Grove
- San Pablo
- eastern Broadway
- Sonoma
- Hilby
- Kimball
- Noche Buena
- Yosemite
- portions of Wheeler, Highland and Mescal

In addition to the existing pathways connecting Noche Buena School and Beta Park, and those linking Manzanita School with Soliz Park, a pedestrian oriented trail segment is proposed along the Southern Pacific right-of-way between Contra Costa Street and the Monterey City limits.

IMPLEMENTATION

RECREATION AND EDUCATION

- A** Plan and budget acquisition and development of proposed recreation facilities using such funding sources as:
- Community Development Block Grant funds
 - Park dedication fees
 - General Revenue funds
 - State and Federal park funds
- B** Continue to implement the recommendations of the AMBAG Water Quality Management Plan to improve conditions in Laguna Grande and Roberts Lake.
- C** Continue to make the Wheeler Street Community Center, and other appropriate facilities, available to a variety of local groups and organizations for a wide variety of recreational and education programs of value to the community.
- D** Designate staff responsibility for promoting and coordinating the joint use of City recreation and local school facilities.
- E** Review zoning provisions regarding pre-school and child care activities and revise as needed to encourage the establishment of such uses in appropriate places.
- F** Seek opportunities to provide subsidized child-care services for lower income families such as discounting rents for use of public facilities, providing CETA staff, etc.
- G** Review and select appropriate mechanisms to support vocational training and counselling efforts such as:

- directing the Community Development Corporation to provide training and employment;
- collaboration with school district continuing education programs;
- assisting local groups and organizations to obtain government or foundation grants for innovative vocational training programs; and/or
- providing incentives, such as reduced business license fees to local businesses offering affirmative action training programs.

TRANSPORTATION AND CIRCULATION

- H** Review available information on off-street parking needs, as well as on hazardous or deficient road conditions within the City, and implement necessary corrective measures.
- I** Upgrade methods and procedures for recording accident and other relevant traffic information for evaluating needed circulation system improvements.
- J** Update projected future traffic volumes to reflect population estimates in the revised General Plan; and review and modify the City's Transportation Improvement Program as required.
- K** Encourage and assist local organizations or taxi operators to participate in available Federal programs designed to provide subsidized transportation services to the elderly and handicapped.
- L** Coordinate planning for major street improvement projects with Monterey Peninsula Transit staff to ensure the proper accommodation of current and projected transit operations, and include bus shelters in urban design plans for the downtown area.
- M** Seek available State and Federal funding for bicycle facility improvements and establish a network of bicycle routes within the City.

- N** Continue to offer engineering assistance to residents desiring the provision of sidewalks in their neighborhood and develop a program to install curb cuts in existing sidewalks.

OTHER SERVICES AND FACILITIES

- O** Contract with qualified consulting firms to develop or revise facility master plans for water, sewerage and storm drainage based on the revised General Plan.
- P** Develop a five year Capital Improvements Program designed to implement and coordinate major public works projects to be undertaken by the City.
- Q** Revise development fee schedules to ensure that new construction within the City contributes its fair share of the incremental costs of capital facilities to be used by such projects.
- R** Assign staff responsibility for continuing efforts to improve the accessibility of health information and services within the City.
- S** Establish standards for emergency police and fire response times and monitor actual performance.
- T** Implement emergency disaster planning according to the provisions of the Municipal Code.
- U** Continue to implement and monitor efforts to achieve organizational efficiency such as those contained in the Organizational Effectiveness Study.

APPENDIX A

INDEX TO COMPONENTS OF GENERAL PLAN ELEMENTS

Components of General Plan Elements	General Plan			Data Base & Information Resources
	Chapter(s)	Page(s)	Appendix	
LAND USE ELEMENT (65302a) ¹				
Density	II,III	9,16-21		II,III,IV
Hazardous Areas	II	10,12-14	B	XI
Policies	II,III,IV,V	8-11,16-18 24,25,30-32		
Land Use Map	I,II,III,IV,V	Fig.1;11,12, 18-20,25-27 33,34		
Implementation Program	II,III,IV,V	12-14,20-22, 27,28,35-37	E	
CIRCULATION ELEMENT (65302b) ¹				
Assessment	V	29		VI
Policies	V	31,32		
Map of Circulation System	V	33,34		
Implementation Program	V	35,36		
HOUSING ELEMENT (65302c) ¹				
Definitions	III	16,18-20	D	IV
Housing Background Data			D	IV
Provision of Adequate Sites	III	16-22		IV
Housing Issues	III	16	D	
Housing Needs			D	
Housing Policies	III	16-18		
Market & Governmental Constraints			D	
Implementation Program	III	20-22		
CONSERVATION ELEMENT(65302d) ¹				
Analysis of Resources				VIII
Areas of Concern	II	7		VIII
Policies/Criteria	II	8-11		
Implementation Program	II	12-14		

¹ Applicable section of the State Government Code

Components of General Plan Elements	General Plan			Data Base & Information Resources
	Chapter(s)	Page(s)	Appendix	
OPEN SPACE ELEMENT (65302e and 65560) ¹				
Analysis of Areas				III,VIII
Policies	II,V	10,11,30		
Implementation Program	II	12,14,35		
SEISMIC SAFETY ELEMENT (65302f) ¹				
Identification of Hazards			B	XI
Evaluation of Land Use			B	
Structural Hazards			B	
Policies	II	10	B	
Implementation Program	II	12,14		
NOISE ELEMENT (65302g) ¹				
Existing Noise Levels				X
Future Noise Levels				X
Policies/Standards	II	10,11	C	
Implementation Program	II	14		
SCENIC HIGHWAYS (65302h) ¹				
Identification				VI
Policies	V	31		
SAFETY ELEMENT (65302i) ¹				
Identification of Hazards			B	XI
Acceptable Risk			B	XI
Policies	II,V	10,32	B	
Implementation/Mitigation	II	12,13,37		
RECREATION ELEMENT (65303a) ¹				
Identification of Areas	V	33		VII
Policies	V	30,31		
Implementation Program	V	35,36		

¹Applicable section of the State Government Code

APPENDIX B

GEOHAZARDS AND ACCEPTABLE RISKS

Figure B-1
GEOHAZARDS
(Burkland, 1975) County Element

DISTRIBUTION OF HAZARDS*

Applies to: Map of Monterey Peninsula Cities (1:12,000)

	SLOPE STABILITY	EROSION	EXCAVATION	GROUND WATER	EXPANSIVE SOIL	LUNDS CRACKING	LATERAL SPREADING	VELOCITY RESONANCE DAMAGE & UPLIFT	GROUND RUPTURE	LIQUID-FACIOM
I	NA	□ ⁺	□ TO ○ ⁺	△ ⁺	△ TO □ ⁺	NA	NA	△ TO □ ⁺	NA	NA
II	△ TO □ ⁺	□ ⁺	△ TO ○ ⁺	□ TO ○ ⁺	△ TO □ ⁺	□ TO ○ ⁺	□ TO ○ ⁺	□ TO ○ ⁺	○ ⁺	NA
III	□ TO ○ ⁺	□ TO ○ ⁺	△ TO □ ⁺	△ ⁺	△ TO □ ⁺	□ ⁺	□ ⁺	□ ⁺	□ ⁺	NA
IV	○ TO □ ⁺	□ TO ○ ⁺	NA	△ TO □ ⁺	□ TO ○ ⁺	△ ⁺	NA	□ TO ○ ⁺	NA	NA
V	△ TO ○ ⁺	△ TO ○ ⁺	△ TO ○ ⁺	△ TO ○ ⁺	△ ⁺	△ TO ○ ⁺	△ TO ○ ⁺	○ ⁺	□ TO ○ ⁺	○ ⁺
VI	○	○	□ ⁺	□ ⁺	○ ⁺	○ ⁺	○ ⁺	○	□ TO ○ ⁺	○ ⁺

△ MINOR □ MODERATE ○ MAJOR + LOCALLY
 NA GENERALLY NOT APPLICABLE

The triangles indicate that the potential geotechnical hazard is of concern in less than about 10% of the zone so designated. The squares indicate that the potential hazard is of concern in less than about 40% of that zone, whereas the circles indicate that the potential hazard is of concern in more than about 40% of that zone. A cross is used as a modifier to indicate that a particular geotechnical hazard is a localized one as well as being a potential problem throughout the zone. The symbols, then, are intended to indicate the potential for distribution within a zone rather than the severity of the hazard within that zone. In the case of slope stability in Zone IV, the sequence of symbols is reversed from that in all other cases to emphasize that slope instability is a major potential hazard in many parts of this zone. *In addition to the hazards listed, low lying coastal areas are subject to tsunami.

Source: City of Seaside. Environmental Safety Element of the General Plan. Prepared by Earth Metrics Incorporated, May 1977.

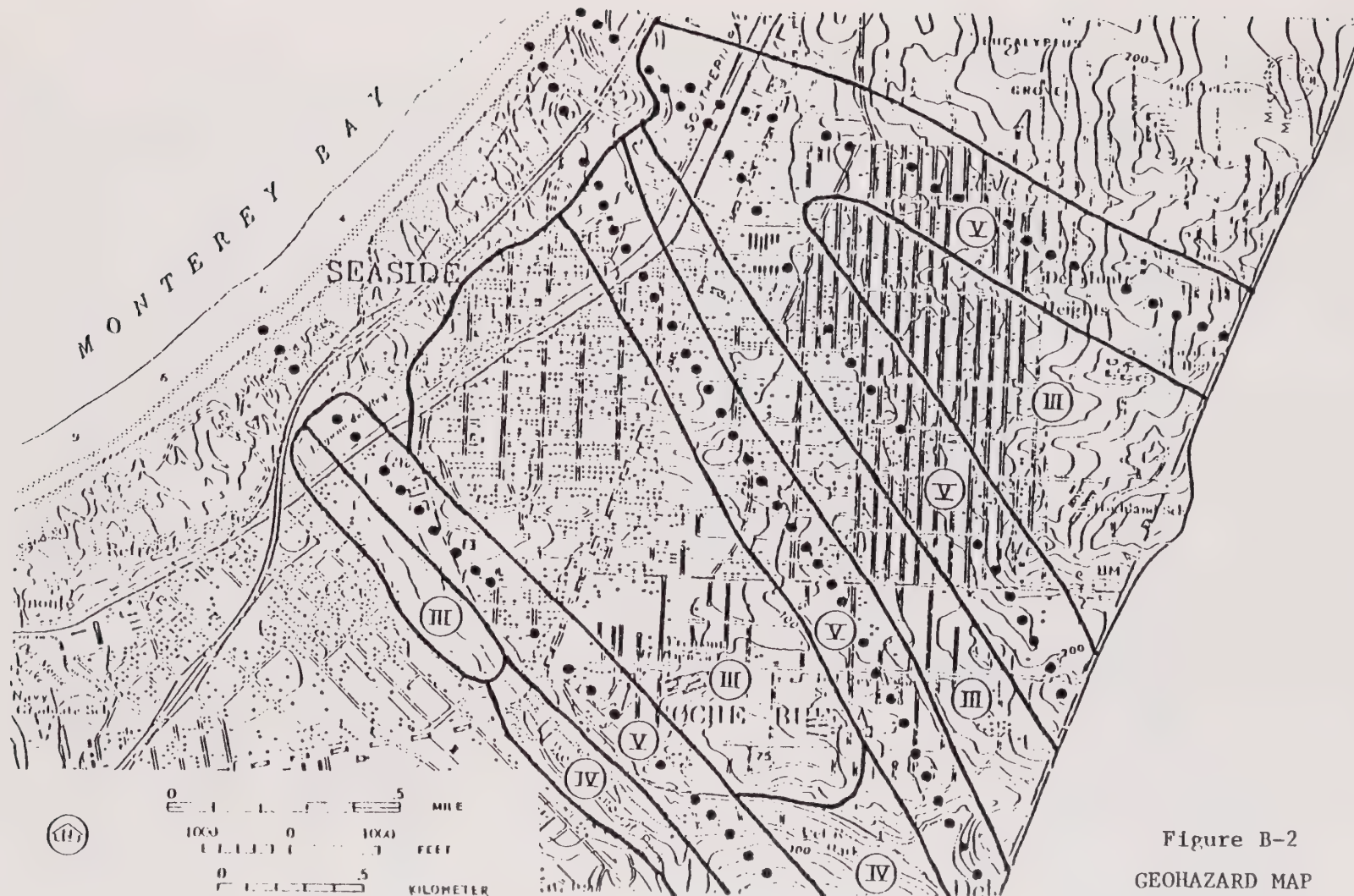


Figure B-2
GEOHAZARD MAP

Figure B-3

A SCALE OF ACCEPTABLE RISKS

Level of Acceptable Risk	Kinds of Structures	Extra Project Cost Probably Required to Reduce Risk to an Acceptable Level
Class 1 (Only extremely low risk is acceptable ^{1/})	<u>Highly Critical Structures:</u> Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials. <u>Performance standard:</u> Structural and functional integrity.	No set percentage (whatever is required for maximum attainable safety)
Class 2 (Slightly higher than under level 1 risk acceptable ^{1/})	<u>Structures Critically Needed After Disaster:</u> Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams. <u>Performance standard:</u> Structural and functional integrity.	5 to 25 percent of project cost ^{2/}
Class 3 (Lowest possible risk to occupants of the structure acceptable ^{3/})	<u>High Occupancy Structures:</u> Structures of high occupancy, including schools, detention centers, theaters, churches, large hotels, and high-rise buildings housing large numbers of transients. <u>Performance standards:</u> Structural integrity.	5 to 15 percent of project cost ^{4/}
Class 4 (An "ordinary" level of risk to occupants of the structure acceptable ^{3/ 5/})	<u>General Structures:</u> The vast majority of structures; most commercial and industrial buildings, small hotels, apartment buildings, and single family residences. <u>Performance Standard:</u> New conformity with UBC (1976) and current zoning.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases) ^{4/}
Class 5 (Moderate to high risk acceptable)	<u>Open Space Uses:</u> Open space uses such as agricultural uses and parks. <u>Performance Standard:</u> Not applicable	No cost

Notes

1. Failure of a single structure may affect substantial populations.
2. These additional percentages are based on the assumption that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable-risk category are to embody sufficient safety to remain functional following an earthquake.
3. Failure of a single structure would affect primarily only the occupants. Occupants are transients unable to determine risk, or who are under detention or an occupant group covered by other laws, for example, schools.
4. These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and following an earthquake, but otherwise not necessarily to remain functional.
5. "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as non-structural damage. In most structures, it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California).

Revised from Meeting the Earthquake Challenge, Joint Committee on Seismic Safety of the California Legislature, January 1974, p.9.

APPENDIX C

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE (Ld or CNEL, dBA)					
	55 ⁿ	60	65	70	75	80
PUBLIC AND QUASI PUBLIC USES Schools, Libraries, Churches, Hospitals, and Nursing Homes						
RESIDENTIAL USES Single Family Homes, Multiple Family Apartments, Condominiums, and Mobile Home Parks.						
COMMERCIAL USES Shopping Centers, Commercial Districts, Offices, Banks, Clinics, Hotels and Motels						
INDUSTRIAL USES Non-manufacturing industry, Transportation, communications, Utilities, Manufacturing, Agricultural						
RECREATIONAL USES Playgrounds and Intensively Used Urban Parks						
PASSIVELY-USED OPEN SPACES Wilderness-Type Parks, Nature or Contemplation Areas of Public Parks						

Legend.

Interpretation



Normally
Acceptable

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



Condition-
ally
Acceptable

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



Normally Un-
acceptable

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



Clearly
Unacceptable

New construction or development should generally not be undertaken.

Source: City of Seaside, Noise Element of the General Plan.
Prepared by Earth Metrics, Incorporated, May 1977.

APPENDIX D

RESIDENTIAL AND HOUSING DATA

The mid-decade census identified 7365 housing units off-base in Seaside representing an increase of 13.6 percent over the 1970 housing stock. Approximately 60 percent of all units are owner-occupied and 40 percent are rental units. For the most part, existing units are single-family and duplex units (80 percent) with about 16 percent multi-family units and about 4 percent mobile homes. Building permit and demolition data have been analyzed to provide a current 1979 estimate of 7459 off-base housing units.

Despite continuing modest expansion of the housing stock, the vacancy rate in Seaside remains at about 2 percent. Analyses of vacant and potentially developable land indicate that only about 50 net acres remain in residential zones as possible sites for new residential construction. Existing and projected housing units for the General Plan are shown in Table D-1.

Many Seaside residents experience one or more problems with respect to their housing. The housing problems which predominate are poor physical conditions, over-crowding and over-payment. Each of these situations is described below.

PHYSICAL CONDITIONS

A 1974 windshield survey of housing conditions in Seaside found approximately 650 units were in clearly substandard physical condition while an additional 4,000 units were considered to be essentially sound, but nevertheless "suitable for rehabilitation" efforts of a minor or preventative character. Subsequent re-examination of the survey results suggests that 650 units remains a reasonably accurate estimate of substandard housing in Seaside, although the number of units which, while standard, still need minor repairs is probably about 700 rather than 4,000 units. Of the 650 substandard units in the City, approximately 300 are considered to be rehabilitable, while the remaining 350 have deficiencies which are so severe that rehabilitation would no longer be economically feasible.

Table D-1

HOUSING UNITS BY CENSUS TRACTS AND TRAFFIC ZONES
EXISTING (1979) AND GENERAL PLAN (GP)
City of Seaside, California

Census Tract & Traffic Zone	Existing Housing Units*					Estimated GP Holding Capacity			
	Total Units	Single Family	Two Unit	Multy- Family	Mobile Home	Total Units	Single Family	2+ Unit	Mobile Home
GRAND TOTAL	7459	5052	524	1621	262	8000	5170	2565	265
TOTAL CT-135	1670	1226	104	332	8	1865	1370	485	10
2-32-010 I	767	709	42	16	-	785	715	70	-
32-020 II	442	170	-	272	-	450	170	280	-
32-030 III	461	347	62	44	8	630	485	135	10
TOTAL CT-136	1213	574	156	393	90	1395	585	720	90
2-33-010 IV	331	106	40	185	-	415	95	320	-
33-020 V	300	149	82	69	-	355	155	200	-
33-030 VI	582	319	34	139	90	625	335	200	90
TOTAL CT-137	1215	475	110	466	164	1280	420	695	165
2-30-010 VII	658	132	44	318	164	675	100	410	165
30-020 VIII	557	343	66	148	-	605	320	285	-
TOTAL CT-138	1684	1544	-	140	-	1690	1550	140	-
2-31-010 IX	1231	1091	-	140	-	1235	1095	140	-
31-020 X	453	453	-	-	-	455	455	-	-
TOTAL CT-139	944	769	24	151	-	985	810	175	-
2-28-010 XI	526	351	24	151	-	525	350	175	-
28-020 XII	418	418	-	-	-	460	460	-	-
TOTAL CT-140	733	464	130	139	-	785	435	350	-
2-29-050 XIII	19	8	4	7	-	-	-	-	-
29-060 XIV	430	275	56	99	-	465	270	195	-
29-070 XV	279	176	70	33	-	320	165	155	-
29-080 XVI	4	4	-	-	-	-	-	-	-
29-090 XVII	1	1	-	-	-	-	-	-	-

* Housing unit count based on land use map information (revised 1/79).

Two Unit and Multi-Family categories include multiple detached structures when situated on single parcels.

Source: Duncan & Jones

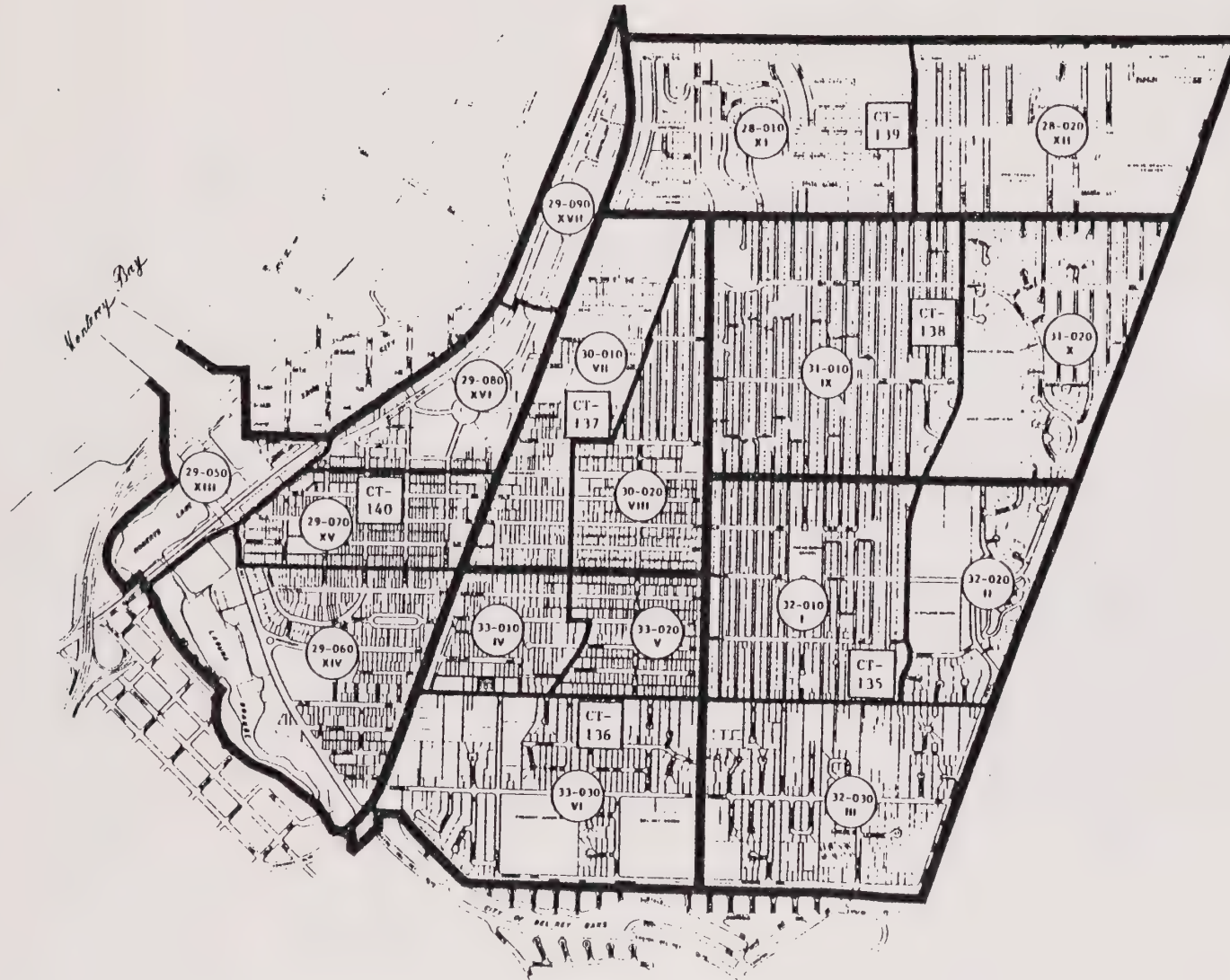
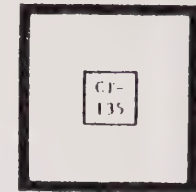
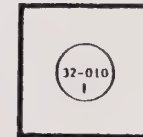


Figure D-1
CENSUS TRACT AND
TRAFFIC ZONE BOUNDARIES



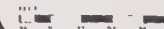
Census Tract Boundary
and Designation



Traffic Zone Boundary
and Designation

CITY OF
SEASIDE,
CALIFORNIA

GENERAL
PLAN
REVISION
PROGRAM
1978-79



DUNCAN & JONES

OVER-CROWDING

Because of the declining ratio of population per household in Seaside, over-crowding is not as severe today as in previous years. Approximately 360 units are estimated to be overcrowded based on a standard of 1.01 persons per room. About 40 percent of the over-crowded units are owner-occupied with the remaining 60 percent being rental units. As might be expected, over-crowding is especially severe among large family households.

OVER-PAYMENT

Seaside is situated in an area with characteristics which are, in many ways, unique. The Monterey Peninsula has an international reputation for its beauty and desirability, and while Seaside residents are fortunate to share in these amenities, the very desirability of the area is placing severe market pressures on the supply of housing affordable by low- and moderate-income households. At the same time, Seaside's proximity to Fort Ord has resulted in a recent influx of lower rank, and lower-income, military personnel, many of whom are currently ineligible for on-base family housing. These two location-related factors in combination have resulted in an extremely low vacancy rate while market forces continue to push up housing and other basic service costs.

Using 1976 Special Census data, it was possible to estimate the number of Seaside households who were paying an excessive portion of their incomes for housing in 1976. Overall, it was estimated that 42 percent of all Seaside households were paying in excess of 25 percent of their incomes for housing, and over half of these were paying 35 percent or more. Despite the fact that the median rent in Seaside is lower than the County-wide median, the median income for Seaside is even lower in relative terms. Seaside residents tend to pay a larger percentage of a smaller income for housing than do residents elsewhere in the County.

HOUSING ASSISTANCE

Although serious housing problems continue to exist in Seaside, it is important to recognize the progress which has been made in providing housing assistance. The Federal Section 8 existing rental program has been particularly successful

and now provides about 250 units at affordable rents to Seaside residents. In addition to the Section 8 program there are currently 80 Section 235 assisted ownership units, 285 Section 236 low-rent units in Del Monte Manor and Hannon Apartments, and four Section 23 rental units. Finally, 85 units have received assistance under the City's Community Development and Federal Section 312 housing rehabilitation loan programs. Taken together, these programs to date have provided about 700 assisted housing units, and comprise about 9 percent of the total housing stock.

Additional material documenting housing conditions and needs in Seaside is contained the the Data Base and Information Resources report.

APPENDIX E

ILLUSTRATIVE TABLE OF APPROPRIATE USES FOR GENERAL PLAN COMMERCIAL CATEGORIES

The table below is intended to illustrate the general types of commercial activities which characterize and distinguish each General Plan commercial category. No direct correspondence with the City Zoning Ordinance is necessarily indicated, however. The following code is used:

- Generally permitted use although development requirements and conditions may be imposed.
- Discretionary use may be appropriate under some circumstances.
- X Generally not an appropriate use for the indicated General Plan commercial category.

General Plan Commercial Categories Uses	Retail: Primary	Retail: Shopping Center	Retail: Neigh- hood	Profes- sional Offices	Visitor- Serving	Auto Sales and Service	Heavy Commercial
RETAIL GOODS							
Appliance Stores	●	●	X	X	X	X	●
Auto & Accessory Stores	X	●	X	X	○	●	●
Book Stores	●	●	X	X	X	X	X
Building Supplies	X	○	X	X	X	X	●
Clothing Stores	●	●	X	X	X	X	X
Delicatessen	●	●	●	●	○	X	X
Department Stores	○	●	X	X	X	X	X
Drug Stores	●	●	●	○	○	X	X
Furniture Stores	○	●	X	X	X	X	X
Gas Stations	X	●	X	X	●	●	●
Hardware Stores	○	●	○	X	X	X	●
Liquor Stores	○	●	○	X	●	X	X
Neighborhood Groceries	○	○	●	○	○	X	X
Outdoor Sales	X	X	X	X	X	X	●
Pet Stores	●	●	○	X	X	X	X
Secondhand Stores	○	○	X	X	X	X	●
Supermarkets	X	●	X	X	X	X	X
Variety Stores	●	●	○	X	○	X	X
SERVICES							
Animal Hospital	○	○	○	○	X	X	●
Auto Repair	X	X	X	X	○	●	●
Banks	●	●	○	○	○	X	X
Barbershops	●	●	●	○	○	X	X
Beauty Shops	●	●	●	○	○	X	X
Cleaners & Laundries	●	●	●	X	○	X	○
Cocktail Lounges	●	○	X	X	●	X	X
Drive-In Restaurants	X	○	○	X	○	X	○
Launderettes	○	●	●	X	X	X	X
Mortuaries	X	X	○	○	X	X	X
Motels/Hotels	●	X	X	X	●	X	X
Offices	●	●	○	●	X	X	○
Rental Equipment	X	X	X	X	X	X	●
Restaurants	●	●	○	X	●	X	X
OTHER COMMERCIAL							
Corporation Yards	X	X	X	X	X	X	●
Distribution & Warehouses	X	X	X	X	X	X	●
Light Manufacturing	X	X	X	X	X	X	●
Wholesale Stores	X	X	X	X	X	X	●

APPENDIX F

GLOSSARY OF TERMS

Beautification: An effort to offset the potential barrenness of urban development by improving the attractiveness of an area, using such treatment methods as landscaping, sign control, fencing, removal of overhead wiring, code enforcement, etc. These efforts often involve joint public and private programs to plant flowers, clean up litter, paint walls and fix up storefronts. The goal is to improve the appearance and amenities of an area and to strengthen community pride and commitment. (Mentioned on Page 11)

Capital Improvements Program: A comprehensive, multi-year schedule of public physical development projects. Priorities of need are indicated, as well as method of financing. The program is a guide for future planning and is not a commitment to spend. It should be revised annually and projected one additional year to allow for changing conditions. (Page 12)

Code Enforcement: A program of inspecting properties to ensure that they are being maintained according to appropriate standards and regulations. These regulations are intended to protect the public health and safety; housing codes guarantee a safe and decent residence, and cover such areas as railings, heating, hot water, lighting, plumbing, etc. Code enforcement, whether conducted comprehensively throughout an area or selectively in response to a complaint, involves an inspection, notification to the owner of violations and necessary repairs, and reinspection to confirm compliance; court action is considered only a last resort. (Page 20)

Community Development Block Grant (CDBG) Program: A federal allocation program, administered by the U.S. Department of Housing and Urban Development, which distributes funds on a yearly basis to cities and other agencies for projects that serve lower-income residents, addressing areas such as housing, economic development, recreation, neighborhood improvement, public works and social services. (Page 14)

Density Bonus: An incentive mechanism used by a jurisdiction to increase the availability of housing for lower-income residents. The developer of a proposed housing project is requested to designate a portion of his units (perhaps 10%) for occupancy by lower-income households, and prices the units accordingly. In exchange, the developer is allowed to build his project at a somewhat higher density than zoning would normally allow. The income provided by these "bonus" units offsets the cost to the developer, while private provision of lower-income housing relieves public housing subsidy programs. (Page 22)

Environmental Impact Report (EIR): A detailed evaluation of the effect upon a jurisdiction of a project (such as a shopping center or a General Plan) as required by State law. The report, which is circulated among citizens and government agencies for comment, identifies significant impacts and their effects, review mitigation measures proposed as part of the project to minimize those impacts, and discusses possible alternatives to the proposed project. The EIR is intended to ensure that a proposed project takes into consideration all factors and is implemented in a way that provides the most benefits and creates the least adverse impacts possible. (Page 5)

General Plan: A comprehensive, long-term framework for the development of a jurisdiction, required by State law, consisting of a statement of development policies and the objectives, principles, standards and proposals to implement those policies, together with maps as appropriate. The General Plan must address at a minimum the following nine issues: land use; circulation; housing; conservation; open space; seismic safety; safety; noise; and scenic highways. Optional elements of concern to the community may be included (e.g., recreation). All development regulations such as zoning, and capital improvement projects must be consistent with the policies of the Plan. The General Plan can be amended if necessary, and should be reviewed and updated on a regular basis.

Goal: An ultimate purpose or end toward which effort is to be directed, expressed as a value statement general in nature (e.g., "To seek to improve the appearance and design quality of the community as a whole."). (Page 3)

Land Banking: A long-range effort by a jurisdiction to provide for future public land needs at the least cost to the public. Anticipating future development of public housing, parks, schools, parking lots, etc., vacant or underutilized sites in appropriate locations are acquired and reserved for that future use. Besides reducing land costs, this system also minimizes the possibility that no vacant site will be available at the time development is required, necessitating clearance of a developed site. (Page 22)

Mixed Land Use: A flexible system of development which, unlike traditional zoning regulations that divide each type of activity into separate geographic districts, instead allows different types of compatible land uses to exist either on adjacent parcels or on the same development site. (Page 18)

Planned Unit Development (P.U.D.) (Cluster): An alternative to traditional subdivision development, providing flexibility in lot sizes, housing styles, circulation patterns and open space. Together with building individual homes on separate lots, a planned unit development may include attached and multi-unit housing, either condominium or rental units, with common parking areas and a common open space. The advantages of this approach include: ability to provide housing less expensively, provision of open space without public expense, less street and utility construction per unit, and greater variety in housing. Overall density remains the same as in traditional development, or can be allowed to increase. (Page 17)

Policy: A definite course or method of action, selected to guide and determine present and future decisions, and implying a clear commitment (e.g., "Where possible, schools, parks and neighborhood facilities will be linked by a continuous and extensive pedestrian system."). (Page 3)

Special Treatment Areas: Districts which can benefit from a specific planning effort and a coordinated development program where traditional methods of parcel-by-parcel development have not provided the flexibility to realize the full potential of the land, resulting in areas which are predominantly vacant or underutilized. These districts are all designated for a mixture of allowed land uses and Specific Plans for each area will define the desired pattern of development. (Page 9)

Specific Plan: A plan for the systematic implementation of the General Plan within a designated area or areas of the City, which includes detailed regulations, conditions, programs, and proposed legislation as may be necessary or convenient. The authority for and scope of Specific Plans is addressed within the California Government Code, Section 65450 et seq. (Page 5)

Sphere of Influence: A region outside the jurisdiction's current boundaries which is determined by the Local Agency Formation Commission (LAFCO) to represent the probable ultimate extension of service delivery capability and annexation. (Page 8)

Subdivision Regulations: A set of requirements ensuring certain standards of design in development, applied to the division of one land parcel into smaller lots. Standards address such subjects as street and utility construction, site grading, circulation and open space. (Page 5)

Three-Year Community Development/Housing Plans: Comprehensive analyses of the jurisdiction's development and housing needs, as required by the CDBG program which describe planned projects and distribution of various funds anticipated over the next three years (CDBG, Section 8, EDA, CHFA, etc.). (Page 22)

Zoning Ordinance: A set of regulations controlling the use of land, size of buildings, area of lots and other characteristics of development in a jurisdiction, together with a map designating the specific districts where each type of control applies. (Page 5)

FIGURE 1

GENERAL PLAN

RESIDENTIAL

- 1** 0-9.9 UNITS/NET ACRE
- 2** 10-19.9 UNITS/NET ACRE
- 3** 20-25+ UNITS/NET ACRE
- MH** MOBILE HOME PARK

COMMERCIAL

- P** RETAIL: PRIMARY
- SC** RETAIL: SHOPPING CENTER
- N** RETAIL: NEIGHBORHOOD
- O** PROFESSIONAL OFFICE
- V** VISITOR SERVING COMMERCIAL
- A** AUTOMOBILE SALES & SERVICE
- H** HEAVY COMMERCIAL

PUBLIC & SEMI-PUBLIC

- R** RECREATION PARKS, OPEN SPACE*
- S** SCHOOLS
- G** GOVERNMENTAL FACILITIES
- U** UTILITIES
- I** SEMI-PUBLIC INSTITUTIONAL**

CIRCULATION

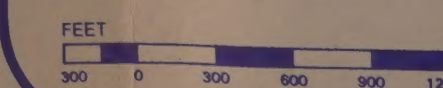
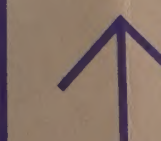
- ARTERIAL**
- COLLECTOR**
- TRANSPORTATION CORRIDOR**

STA SPECIAL TREATMENT AREAS

*CIRCULAR SYMBOLS INDICATE GENERAL LOCATIONS ONLY
 **ONLY LARGER FACILITIES SHOWN IN RESIDENTIAL AREAS

CITY OF
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